

CITY COUNCIL REPORT



Meeting Date: July 1, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Support quality employment and business opportunities*

ACTION

Hayden and Northsight Rezoning 2-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4160 approving a Zoning District Map Amendment from General Commercial (C-4) to Highway Commercial (C-3) zoning on a 5 +/- acre site, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard.

Key Items for Consideration

- Conformance with the General Plan.
- Conformance with the Greater Airpark Character Area Plan.
- Allowing a broader range of commercial uses.
- No known opposition.
- Planning Commission heard this case on May 28, 2014 and recommended approval with a vote of 5-0.

OWNER

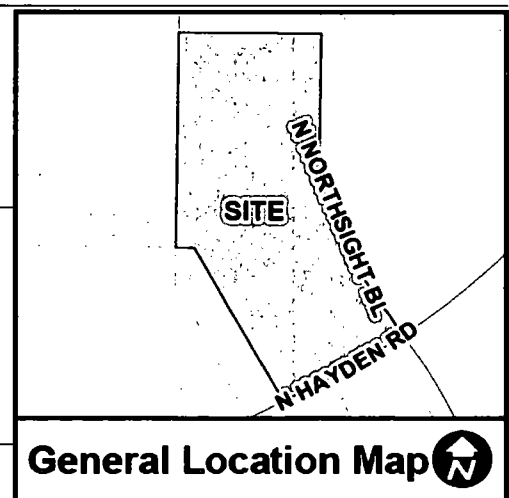
Yam Management
480-398-2525

APPLICANT CONTACT

Michele Hammond
Berry Riddell & Rosensteel, LLC
480-385-2753

LOCATION

15600 N. Hayden Road & 15750 N. Northsight Boulevard



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods with a Regional Use overlay. This category includes areas that could accommodate higher density housing combined with contemporary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas with strong access to multiple modes of transportation and major regional access and services. The Regional Use overlay designation provides flexibility for land uses when it can be demonstrated that new land uses are viable in serving the regional market.

Character Area Plan

This site is located within the Greater Airpark Character Area Plan (GACAP), which designates the site as Airpark Mixed Use (AMU) with a Type C development type. AMU areas are appropriate for a variety of non-residential uses including combination of business, office, employment, retail, intuitional, and hotel uses. Type C development represents medium to higher scale development in areas with access to multiple modes of transportation.

Zoning

The site is currently zoned General Commercial (C-4), which allows heavy commercial activities including warehousing, wholesaling, light manufacturing, and vehicle repair/sales related services. However, a conditional zoning approval (discussed below) for the Northsight Auto Mall imposed additional regulations on allowed uses.

Context

The subject property is located along the west side of N. Northsight Boulevard, north of N. Hayden Road. Surrounding properties have a range of commercial uses including but not limited to vehicle sales/repair, retail, restaurant, and office. Please refer to the attached context graphics for the specific site location.

Other Related Policies, References:

- 8-Z-1987 – This 1987 zoning case zoned the subject property C-4 (C) as part of the Northsight Auto Mall master plan, which covers approximately 64 acres in the airpark area. This case imposed specific stipulations which limit land uses to new auto sales and uses that are ancillary to new auto sales such as used auto sales and service/repair. There is also a stipulation which requires a 50' landscape buffer along Hayden Road.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a zoning district map amendment to change the zoning from General Commercial (C-4) to Highway Commercial (C-3). The applicant is requesting this zoning change to allow more flexibility in land uses for the proposed development, including the addition of office and retail uses. The development proposed with this application is centrally located within the

overall GOAZ master plan, which includes GOAZ Motorcycles to the southwest and the new Harley Davidson building to the northeast. The uses within these buildings will include retail and office intended to support the motorcycle sales and service uses within the plan, and airpark area in general.

Development Information

- Existing Use: Vehicle sales and service
- Proposed Use: Office, retail, support facility
- Buildings/Description: Multiple 2-story commercial buildings
- Parcel Size:

Northsight Parcel:	1.65 acres
Hayden Parcel:	2.80 acres
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 255 spaces
- Parking Provided: 321 spaces
- Open Space Required:

Northsight Parcel:	16,944 square feet
Hayden Parcel:	23,707 square feet
Total:	40,651 square feet
- Open Space Provided:

Northsight Parcel:	20,150 square feet
Hayden Parcel:	39,362 square feet
Total:	59,512 square feet
- Floor Area:

Northsight Parcel:	0.76
Hayden Parcel:	0.16

IMPACT ANALYSIS

Land Use

The proposed C-3 zoning designation is consistent with the Scottsdale General Plan, which designates the property as Mixed-Use Neighborhoods on the land use map. Permitted land uses in the C-3 zoning district are very comparable to those allowed in C-4, but differ in the heavier commercial activities allowed in C-4 such as manufacturing and service yards. The C-3 district also allows more general commercial uses such as retail and office, which are not permitted in the C-4 district. As part of this application, the applicant is requesting that the stipulations from the Northsight Auto Mall zoning case (8-Z-1987) that limit uses to new auto sales and ancillary uses, be deleted. The broader range of uses permitted in the C-3 zoning district is consistent with the character of the area which is a mixture of vehicle sales/repair, retail, office, and restaurant uses.

Airport Vicinity

The subject site is within close proximity to the Scottsdale Airport, and lies within the AC-2 Airport Influence and Noise Overlay Zone. Development within the AC-2 zone is subject to the provision of a fair disclosure statement, Avigation Easement, and height analysis. These items have been stipulated with the approval of this case, and will be handled during the Development Review Board and permit review processes as the project moves forward.

Traffic/Trails

The City's Transportation department has reviewed and approved the applicant's proposal. All of the proposed access points to the site were recently constructed by the City with the Northsight Extension project. Circulation around and through the site is consistent with how it has functioned historically. The site is required a total of 255 parking spaces for the uses proposed. The applicant is proposing to construct a total of 321 parking spaces, 158 of which are in a below grade parking structure. It is not anticipated that the proposed zoning district map amendment will have any impact on traffic or circulation.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services. No negative impacts are anticipated as a result of the rezoning request.

Open Space

The base open space requirement in the C-3 zoning district is double what is required by the C-4 zoning district. Per the C-3 standards, 40,651 square feet of open space is required for the site. The applicant's site plan indicates a total of 59,512 square feet provided over the site, mainly as frontage open space along Hayden Road and Northsight Boulevard. As part of this application, the applicant is requesting that the stipulation from the Northsight Auto Mall, which requires a 50 foot landscape buffer along Hayden Road, be amended to require a buffer that is compatible with the existing landscape buffer that is provided along the Hayden corridor. The proposed site plan still provides an average setback of 50 feet from the property line, and greater than 50 feet if measured from back of curb along Hayden Road.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on January 23, 2014 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site, and the site was posted. As of the date of this report staff has not received any comment on the project, other than general inquiries.

Community Impact

The proposed zoning district map amendment is not anticipated to impact the character or existing businesses in the area. The use of the site is intended to support and compliment the surrounding

vehicle sale/service related uses, and is consistent with the mix of uses found in this transitional area of the airport.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on May 28, 2014 and recommended approval with a vote of 5-0.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4160 approving a Zoning District Map Amendment from General Commercial (C-4) to Highway Commercial (C-3) zoning on a 5 +/- acre site, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard.

RESPONSIBLE DEPARTMENT

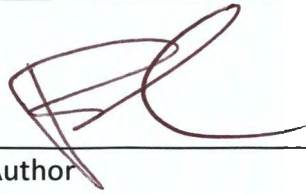
Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Bryan Cluff
Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

6/3/14
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/13/2014
Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

6/16/14
Date

ATTACHMENTS

1. Ordinance No. 4160
Exhibit 1. Stipulations
Exhibit A to Exhibit 1: Site Plan
Exhibit 2. Zoning Map
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Traffic Impact Mitigation Analysis (Summary)
7. Citizen Involvement
8. City Notification Map
9. May 28, 2014 Planning Commission Minutes

ORDINANCE NO. 4160

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 2-ZN-2014 FROM GENERAL COMMERCIAL (C-4) TO HIGHWAY COMMERCIAL (C-3) ZONING ON A 5 +/- ACRE SITE LOCATED AT 15600 N. HAYDEN ROAD & 15750 N. NORTHSIGHT BOULEVARD.

WHEREAS, the Planning Commission held a hearing on May 28, 2014;

WHEREAS, the City Council held a hearing on July 1, 2014; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 2-ZN-2014.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 5 +/- acre located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from General Commercial (C-4) to Highway Commercial (C-3) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of July, 2014.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney

Stipulations for the Zoning Application:
Hayden and Northsight Rezoning
Case Number: 2-ZN-2014

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Bold CAPS and ~~strike thru~~ indicate changes made after Planning Commission

GOVERNANCE

1. The stipulations of this case shall supersede the stipulations of all previous cases for this site.

SITE DESIGN

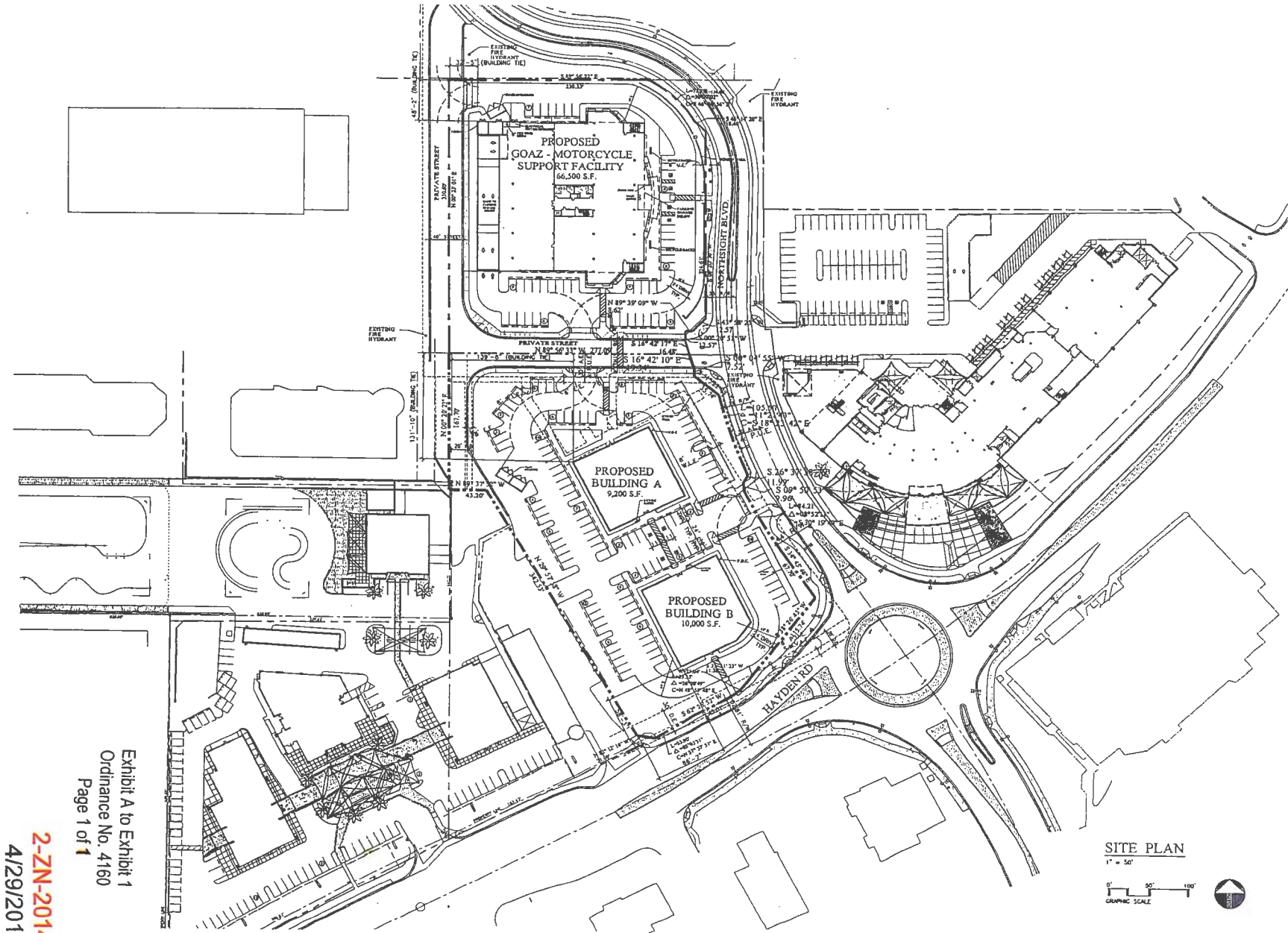
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by K/G Architects with the city staff date of 4/29/14, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

AIRPORT

3. FAA DETERMINATION. Prior to permit issuance, the owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, *including the appurtenances*, must be detailed in the FAA form 7460-1 submittal.
4. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner shall submit to the City, the form of noise disclosure notice to occupants and/or employees for approval by the Scottsdale Aviation Director.
5. AVIGATION EASEMENT. Prior to permit issuance, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

INFRASTRUCTURE AND DEDICATIONS

6. Unless already constructed, the owner shall design and construct driveways as shown on the site plan with staff receipt date of 3/25/2014. New driveways shall be designed and constructed in conformance with City of Scottsdale Standard Detail# 2256, Type CL-1.
7. ~~The owner shall revise the site plan to eliminate the drive aisle connection to adjacent property located at 15550 N. Hayden Road, APN# 215-51-005P.~~



SITE PLAN
1" = 50'



K/G ARCHITECTS 7385 E. REDHILL RD. SUITE 102 SCOTTSDALE, ARIZONA 85260 (480)443-3703 • TEL.	
DRAWN BY: KK	CHECKED BY: LK, PG
PROJECT NO.: 131125	
HAYDEN NORTHSIGHT REZONING 15600 N. HAYDEN RD & 15750 N. NORTHSIGHT BLVD SCOTTSDALE, AZ 85260	
REVISIONS DATE	SHEET NO.: SP-1
ISSUED FOR: RECEIVING RESUBMITTAL	

Exhibit A to Exhibit 1
 Ordinance No. 4160
 Page 1 of 1
2-ZN-2014
 4/29/2014



2-ZN-2014



Additional Information for:
Hayden and Northsight Rezoning
Case: 2-ZN-2014

INFRASTRUCTURE AND DEDICATIONS

1. **BASIS OF DESIGN REPORT (WATER & WASTEWATER).** The owner shall submit Basis of Design Reports (Water and Wastewater) for review and acceptance by City of Scottsdale Water Resources Department prior to submittal of final improvement plans for review.
2. **DRAINAGE REPORT AND IMPROVEMENTS.** With the improvement plan submittal, the owner shall submit a final drainage report and improvement plans that demonstrates consistency with the Design Standards and Policies Manual, the case drainage report accepted in concept by the Floodplain Administrator or designee of the Stormwater Management department, and the Scottsdale Revised Code, Chapter 37 – Floodplain and Stormwater Regulation. The property owner shall construct all required drainage improvements before any Certificate- of-Occupancy is issued for the sites.
3. **EASEMENTS.**
 - a. The owner shall dedicate public non-motorized access easements over portions of public sidewalk that extends onto private property.
 - b. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - c. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.

Project Narrative

Rezoning for YAM Management, LLC

Location: 15600 N. Hayden Road & 15750 N. Northsight Boulevard
(Northsight & Hayden)

Request for Rezoning
from General Commercial (C-4)
to
Highway Commercial (C-3)

Prepared by:
Berry Riddell & Rosensteel, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

ATTACHMENT #3

I. Purpose of Request

This is a request for rezoning from General Commercial (C-4) to Highway Commercial (C-3) on a 5+/- gross acre site located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard on the west side of the Hayden and Northsight intersection in the Scottsdale Airpark (the "Property"). This 5+/- gross acre site is the central core of the owner's overall master plan with GOAZ Motorcycles to the southwest and the new Harley-Davidson of Scottsdale dealership building (58-DR-2013, separate application) to the northeast along Hayden.

This central core will provide a much needed office/retail component that supports the GOAZ and Harley-Davidson dealerships further strengthening Scottsdale Airpark's regional appeal. The Property is currently occupied by the Harley-Davidson of Scottsdale dealership (south parcel of subject Property, 15600 N. Hayden), which will be relocated to the northeast with the approval of case 58-DR-2013. Two retail buildings totaling 22,000 s.f. are proposed on the corner of the intersection, Building A with ~~12,000~~ ^{9,200} s.f. and Building B with 10,000 s.f., replacing the dealership building.

North of these buildings, is the proposed 65,800 s.f. office building, replacing the current building on site (north parcel of subject Property, 15750 N. Northsight). The northern two-story office building will be serviced by a below grade parking structure. There is a current application (65-DR-2013, separate application) for the north office building, which will function as the GOAZ Support Facility. Rezoning the Property to C-3 will allow for more flexibility, broadening the type of office and retail commercial uses permitted on site.

The C-4 District is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair.

The C-3 District is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

II. Zoning History

Case 8-Z-87 approved C-4 Conditional (C) zoning on the Property in 1987 as part of a Northsight Auto Mall master plan on the 64-acre site located at the southwest corner of Frank Lloyd Wright Boulevard and Hayden Road. This larger site was primarily developed over the next decade with automotive type sales and support services. In recent years, as automotive retail slowly moved closer to the Loop 101 the automotive uses in this area have diminished and vacancies have increased. Integrating C-3 into this area will bring an office/retail component to the area, balancing the land uses and providing economic stability to this area where several properties have become functionally obsolete. See Section V. below regarding stipulation modifications.

III. 2001 General Plan Overview

General Plan Purpose

“The General Plan contains the city’s policies on character and design, land use, open spaces and the natural environment, business and economics, community services, neighborhood vitality, transportation and growth issues.”

The six “Guiding Principles” outlined in the 2001 General Plan include Preserve Meaningful Open Space, Enhance Neighborhoods, Seek Sustainability, Support Economic Vitality, Advance Transportation, and Value Scottsdale’s Unique Lifestyle and Character.

As a result of CityShape 2020 visioning and recommendations, the City of Scottsdale implemented a character-based General Planning approach which includes the six Guiding Principles mentioned above and a “three-level” approach to planning.

Level 1 – Citywide Planning (ie: 2001 General Plan)

Level 2 – Character Planning (ie: Greater Airpark Character Area Plan)

Level 3 – Neighborhood Planning (not applicable for this Property)

The 2001 General Plan land use plan designed this is as Commercial with a Regional Use Overlay. Subsequent to the 2001 General Plan approval the City Council adopted the Greater Airpark Character Area Plan (“GACAP”) in October 2010 which designated the Property as Airpark Mixed Use (“AMU”). This proposal to rezone from C-4 to C-3 is consist with the existing 2001 General Plan and the GACAP.

The following paragraphs (“responses”) of the Project Narrative describe how the application and proposed development of the Property satisfies the Guiding Principles within the General Plan. Further explanation can be found in the subsequent section (IV. Greater Airpark Character Area Plan).

Character & Design

- *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

Response: The proposed development provides an integration of office/retail at the intersection of Hayden and Northsight (historically automotive only) providing a balance of land uses and economic stability to an area where several properties have become functionally obsolete. The proposed development achieves contextual appropriateness through building design, suitable building massing and material selection that fits within the Airpark employment core.

Land Use

- *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

Response: The proposed C-3 development assists in maintaining a balance of land uses that support the employment core of the Airpark by revitalizing an underutilized property integrating new, modern architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context. The integration of office/retail uses contributes towards the balance of land uses and strengthens the economic stability of the Airpark area.

Economic Vitality

- *Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and revitalization efforts.*

Response: Redevelopment and the integration of office/retail development on an underutilized property will generate significant building permit fees and revenue for the City of Scottsdale. Additionally, increased retail sales and employment opportunities will provide increased sales tax revenue for the City. The proposed land use balance will strengthen the City's long-term economic stability.

Community Mobility

- *Promote regional diversity and connectivity of mobility choices.*

Response: This Property was greatly impacted by the Northsight Boulevard realignment and associated improvements. The proposed site circulation and ingress/egress access has been designed respective of the Northsight Boulevard realignment and new roundabout at the intersection of Hayden and Northsight. The proposed improvements are respectful of the vehicular flow of the newly constructed Northsight Boulevard. Additionally, the newly constructed roundabout and network of pedestrian connections along these both of these corridors enhances Hayden Road as a regional transportation corridor for bus routes that service the area.

The existing street system provides a framework for pedestrian and bicycle connections in the immediate area. The proposed development will create a sustainable, walk-friendly environment for users with functional, pedestrian connections with other adjoining parcels tying into the newly improved roundabout at the intersection of Hayden and Northsight and the Northsight Boulevard street/pedestrian improvements.

IV. Greater Airpark Character Area Plan

The GACAP was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and policies to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP.

The Property has a General Plan/GACAP designation of Airpark Mixed Use ("AMU") and the rezoning request is consistent with the GACAP.

GACAP Definition of AMU (emphasis added):

Airpark Mixed Use areas are appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas should be pedestrian-oriented and have access to multiple modes of transportation. AMU areas should be located where transitions are needed between Aviation and Employment Land Uses to AMU-R areas.

The Conceptual Development Type Map designates the Property as "Type C – Higher Scale" which is defined in the GACAP as follows (emphasis added):

Type C development represents medium to higher scale development which supports pedestrian activity in the Greater Airpark. Type C is encouraged in areas with access to multiple modes of transportation, served by regional transportation networks (i.e. freeways or transit corridors), and where the scale will complement the area's character. Type C development is appropriate in areas next to both Types CI and B development. Type C is not recommended immediately adjacent to the Scottsdale Airport.

The Regional Core designation denotes areas appropriate for the greatest development intensity in the Greater Airpark to support major regional land uses. Regional Core is only appropriate in Type C areas that are or will be served by high-capacity transit or a freeway. Regional Core areas should not be located adjacent to single-family residential areas or within Type A or B development areas.

Land Use

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark

Response: The proposed C-3 development accomplishes a range of goals including revitalizing an underutilized property integrating new, modern architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

Policy LU 1.4 Encourage the redevelopment of underutilized land to more productive uses.

Response: The Property is currently occupied with the Harley-Davidson of Scottsdale dealership and a two-story support facility. The redevelopment proposed under this application provides revitalization and more productive office/retail uses for this core Airpark area of Scottsdale. The integration of office/retail uses provides a balance of land uses and provides economic stability to an area where several properties have become functionally obsolete.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Hayden, Raintree to the south, and Northsight and Frank Lloyd Wright to the north. Additionally, this Property is designated as a Major Shopping activity node. Integrating office/retail development in this location broadens the current range of land uses in the area serving the employment core of the Airpark.

Policy LU 7.3 Encourage and incentivize revitalization along Signature Corridors, particularly south of the Central Arizona Project Aqueduct.

Response: The redevelopment of the Property will provide revitalization along the Signature Corridor, Hayden Road, which is located south of the CAP. The revitalization of this Property is part of a larger master plan, which includes GOAZ Motorcycles and the relocation of the Harley-Davidson of Scottsdale dealership to the northwest.

Community Mobility

Policy CM 1.1 Enhance Greater Airpark connections to local and regional public transportation systems.

Response: The site is located along Hayden and Northsight; Hayden is an existing transit route and Northsight is a potential future transit route (see Transit Connections map below). The newly constructed roundabout and network of pedestrian connections

along these corridors enhances Hayden Road as a regional transportation corridor for bus routes 170 and 511 that service the area.

GOAL CM 2 Holistically manage the supply of existing and future parking in the Greater Airpark.

Response: The developer intends to provide ample parking for its employees and customers with the balanced placement of surface parking and ample below grade parking (beneath the north office building). Parking areas will be interspersed with mature trees providing comfortable shaded parking spaces and pedestrian connections to the buildings.

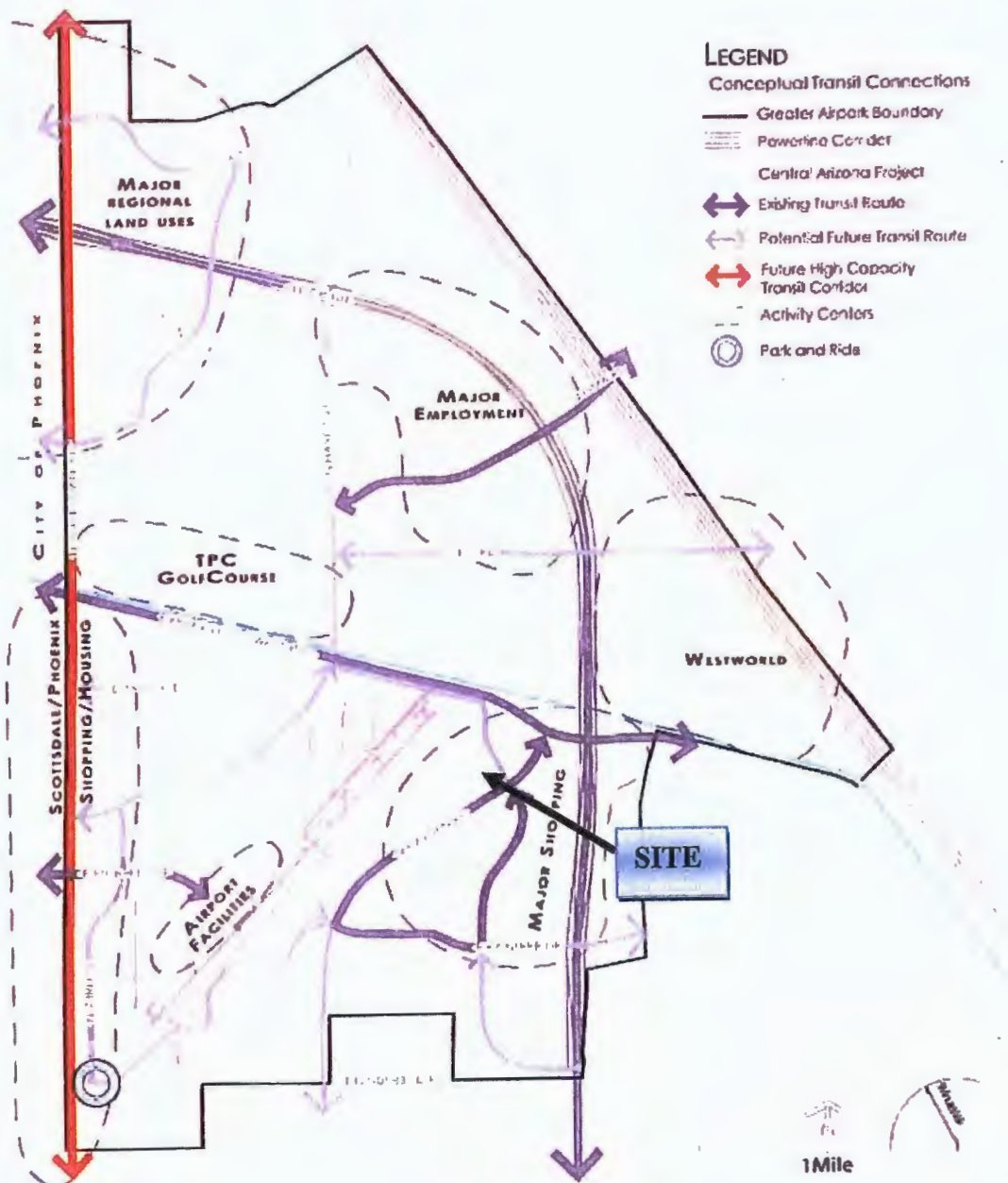
GOAL CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: This Property was greatly impacted by the Northsight Boulevard realignment and associated improvements. The proposed site circulation and ingress/egress access has been designed respective of the Northsight Boulevard realignment and new roundabout at the intersection of Hayden and Northsight. The existing alignment of the shared ingress/egress has been preserved at the midpoint of the site as well as the access point along Northsight between Buildings A and B. No access points are being proposed for the Support Facility to Northsight Boulevard as to not impede traffic flow along Northsight. These improvements are far better than the existing on-site condition today and respectful of the vehicular flow of the newly constructed Northsight Boulevard.

Policy CM 4.2 Improve pedestrian and bicycle connections from adjacent neighborhoods to Greater Airpark destinations.

Response: Hayden Road, an Airpark Signature Corridor adjacent to the Property, is also designated as a Pedestrian/Bicycle Corridor. Additionally, Raintree (to the south) and Northsight and Frank Lloyd Wright (to the north) are designated as Signature Corridors. All of these streets provide a framework for pedestrian and bicycle connections in the immediate area. The proposed development will create a sustainable, walk-friendly environment for users with functional, pedestrian connections with other adjoining parcels tying into the newly improved roundabout at the intersection of Hayden and Northsight and the Northsight Boulevard street/pedestrian improvements.

Greater Airpark Transit Connections GACAP Page 34



Economic Vitality

***Policy EV 1.1** Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

Response: The proposed C-3 zoning achieves this policy on several levels. The integration of office/retail development on an underutilized property will generate significant building permit fees and revenue for the City of Scottsdale. Secondly, increased retail sales and employment opportunities will provide increased sales tax revenue for the City. The proposed land use balance will strengthen the City's long-term economic stability.

***Policy EV 1.4** Retain and expand established Greater Airpark businesses.*

Response: The relocation of Harley-Davidson of Scottsdale and improvements planned for this key intersection contribute to the GACAP's policy of retaining and expanding established businesses.

***Policy EV 1.8** Attract a diversified business base to help insulate the city during economic downturns.*

Response: The integration of C-3 uses on the subject Property provides a greater balance of uses on underutilized property that was part of the 1987 master planned auto mall, which has diminished over time due to the relocation of numerous area dealerships.

Environmental Planning

***Policy EP 1.3** Promote landscape design and irrigation methods that contribute to water and energy conservation.*

Response: The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments. Native landscape material will be used throughout the project to provide visual focal points. Trees and landscaping will be used to provide shade within the parking lots and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling. Low voltage landscape lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

***Policy EP 4.2** Encourage all developments to respect and respond to the Sonoran Desert climate.*

Response: Special attention has been given to the site planning and building aesthetic under this development proposal to uphold the distinctive character of Scottsdale and the Airpark area. The design envisioned for the Property will respect and enhance the unique climate and vegetation of the Sonoran Desert to help sustain our community and quality

of life. Buildings are designed in a manner to respond to the Sonoran Desert climate through the use of solar shading, landscaping, window placement, articulation, material selection, textures, paint colors, scale and massing in balance with the surrounding Airpark community. The development proposal promotes a rich native desert landscape palette in that celebrates the unique character and quality of the Sonoran Desert while providing an attractive setting for the buildings. Special consideration has been given to the building and site design to provide a dramatic statement fronting the newly constructed roundabout at Hayden and Northsight.

Character & Design

Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:

Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)

The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.

Response: The proposed development achieves this policy through the building design, context appropriate massing and material selection. The designs feature stucco walls with appropriately placed metallic accents and numerous shade canopies to complete the fenestration. Materials and colors proposed for this development are intended to be consistent with the recently constructed GOAZ Motorcycle facilities. Building height will not exceed 36'. The site and building design contemplate the desert climate through the use of solar shading, window placement, material and color selection. The intent is to provide a pedestrian connector with unified streetscapes which may include, but are not limited to, decorative paving stones, lighting and landscaping to enhance the buildings and provide a focal point fronting the newly constructed roundabout and realigned Northsight Boulevard. Details regarding the specific pedestrian amenities have not been determined at this time.

Policy CD 2.1 Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.

Policy CD 2.1.6 Hayden-South Signature Corridor

The Hayden-South Signature Corridor, south of Frank Lloyd Wright Boulevard to Raintree Drive, is a buffered roadway with urban characteristics. Buildings along this corridor should orient towards the street and incorporate landscape open spaces and tree cover.

Response: The proposed development will highlight Hayden Road as a Signature Corridor and provide design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open space, hardscape and lighting.

V. Stipulations

Following are the relevant stipulations from case 8-Z-87 that will need to be deleted and/or revised as part of the zoning action. The remainder of the stipulations in case 8-Z-87 are not applicable to this site or proposed development plan.

1. ~~A 50' landscape buffer shall be provided along Hayden Road. The design and character shall be compatible with previously built segments of the buffer to the south. The landscape buffer along Hayden Road shall be compatible with the landscape buffer character established along the Hayden corridor.~~
3. ~~Uses shall be limited to car auto sales, used car sales only in conjunction with new car sales, and other specific ancillary uses such as service and repair as approved in a subsequent approved master land use plan.~~
4. ~~Uses shall be limited to new car auto sales, uses car sales only in conjunction with new car sales, and ancillary on-site service and repair.~~

VI. Conclusion

In summary, the request is for rezoning from C-4 to C-3 on a 5+/- gross acre site located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard on the west side of the Hayden and Northsight intersection in the Scottsdale Airpark. This 5+/- gross acre site is the central core of the owner's overall master plan with GOAZ Motorcycles to the southwest and a new Harley-Davidson of Scottsdale dealership building to the northeast along Hayden. This central core will provide a much needed office/retail component that supports the GOAZ and Harley Davidson dealerships.

Since its original approval in 1987, Northsight Auto Mall primarily developed with automotive type sales and support services. In recent years, as automotive retail slowly moved closer to the Loop 101 the automotive uses in this area have diminished and vacancies have increased. Integrating C-3 into this area will bring an office/retail component to the area, balancing the land use mix and providing economic stability to this area further strengthening the Airpark's regional appeal.

ATTACHMENT #4



Hayden and Northsight Rezoning

2-ZN-2014

ATTACHMENT #4A

Existing General Plan Land Use Map



2-ZN-2014
ATTACHMENT #5

EXECUTIVE SUMMARY

The Northsight/Hayden Development is located on the southwest corner of Hayden Road and Northsight Boulevard, in Scottsdale, Arizona. The development consists of two retail buildings totaling 22,000 square feet proposed on the southwest corner of the intersection, which is currently the existing Harley Davidson dealership and a 44,000 square foot office building immediately north of the retail building (replacing the current Car Store of Scottsdale building). A project build-out year of 2015 was analyzed for the proposed development during the AM and PM peak hours. In addition, a future analysis year of 2020 was also evaluated during the AM and PM peak hours.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the circulation of the surrounding streets and intersections in support of the zoning change for the project. This Traffic Impact Mitigation Analysis (TIMA) was prepared to meet the requirements for submittal to the City of Scottsdale.

1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. To determine necessary lane configurations at all major intersections within the study area to provide acceptable future levels of service.
4. To evaluate the need for future traffic control changes within the study area and at the major entry points.
5. To evaluate the need for auxiliary lanes at stop and signal controlled intersections.

The following conclusions and recommendations have been documented in this study:

- ◆ The capacity analysis of the existing year concludes that all approaches at the intersections of Hayden Road and Northsight Boulevard and Northsight Boulevard and Frank Lloyd Wright Boulevard typically operate at acceptable level levels of service (LOS "D" or better) during the AM and PM peak hours.
 - The intersection of Hayden Road and Frank Lloyd Wright Boulevard currently operates at LOS D or better during the peak hours. The southbound approach experiences delays, which is not uncommon at minor approaches to a major road. As the southbound approach is a driveway with relatively little traffic, mitigation is not recommended.
 - The intersection of Northsight Boulevard and Frank Lloyd Wright Boulevard currently operates at LOS A during the peak hours. The northbound approach experiences delays, which is not uncommon at minor approaches to a major road. If desired, the City of Scottsdale may make minor adjustments to the signal phasing to provide additional green

time for northbound traffic, improving the approach's LOS while slightly decreasing the overall intersection LOS.

- ◆ The proposed Northsight/Hayden Development could generate as many as 1,670 daily trips, with approximately 125 trips occurring during the AM peak hour and 210 trips occurring during the PM peak hour.
- ◆ Capacity analysis results in the 2015 build-out/horizon condition as summarized in **Table 5** reveal that all approaches to most of the study intersections typically operate at acceptable level levels of service (LOS "D" or better) during the AM and PM peak hours.
 - The intersection of Hayden Road and Frank Lloyd Wright Boulevard is predicted to have its southbound approach operate at a poor level of service during the PM peak hour without or with the project traffic volumes. These expected delays are not necessarily due to volumes on the southbound approach, but are rather due to high through volumes on Frank Lloyd Wright Boulevard and turning volumes from northbound Hayden Road. It is not uncommon for the signalized approach from minor approaches to major arterial roadways to experience delays in maneuvering into the arterial roadway.
- ◆ Based on the results of the 2015 capacity analysis, mitigation is not needed and is not recommended.
- ◆ Capacity analysis results in the 2020 build-out/horizon condition as summarized in **Table 6** reveal that all approaches to most of the study intersections typically operate at acceptable level levels of service (LOS "D" or better) during the AM and PM peak hours.
 - The intersection of Hayden Road and Frank Lloyd Wright Boulevard is predicted to have all approaches experience delays during the PM peak hour without or with the project traffic volumes. These delays are primarily due to the expected growth in the area.
 - The intersection of Northsight Boulevard and Frank Lloyd Wright Boulevard is predicted to operate at LOS A/B during the peak hours. The northbound approach experiences delays during the PM peak hour, which is not uncommon at minor approaches to a major road. If desired, the City of Scottsdale may make minor adjustments to the signal phasing to provide additional green time for northbound traffic, improving the approach's LOS while slightly decreasing the overall intersection LOS.
- ◆ Based on the results of the 2020 capacity analysis, mitigation is not needed and is not recommended.
- ◆ Although the AASHTO method calculations resulted in a longer length than what currently exists for some movements, the actual observed queue lengths may be

shorter especially with right turn overlap for some movements at the Hayden Road/Frank Lloyd Wright Boulevard intersection and the protected/permissive westbound left turn at the Northsight Boulevard/Frank Lloyd Wright Boulevard intersection.

- ♦ No physical modifications are recommended to any existing turn lanes unless the intersections are being reconstructed with the project.
- ♦ It is recommended that site access be designed to meet the standards established by the City of Scottsdale in its *Design Standards and Policies Manual, 2010 Update*. The driveway types typically required on urban minor arterial roadways are CH-2 and CH-3, which provide one ingress lane and two egress lanes.
- ♦ Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale's Design Standards and Policies Manual, 2010 Update*. The developer should ensure that adequate sight distance is provided at the intersections to allow safe left and right turning movements from the development. Landscaping should be maintained at a maximum of three feet in height. To maintain sight distance, tree branches should be trimmed lower than seven feet and maintained to meet current acceptable landscape requirements.

Hayden & Northsight Rezoning Neighborhood Involvement Report

536-PA-2013

January 2013

Prepared by:
Berry, Riddell & Rosensteel
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Project Information:

Property Location: 15600 N. Hayden & 15750 N. Northsight

Property Size: 5 +/- acres

Existing Zoning: C-4

Proposed Zoning: C-3

Application Filing: 1/16/2014

Neighborhood Open House Meeting: 1/23/2014, 5-6pm at 15600 N. Hayden

Application Request: Rezone from C-4 to C-3 on a 5+/- acres site to allow for more flexibility, broadening the type of office and retail commercial uses permitted onsite, future strengthening Scottsdale Airpark's regional appeal.

Purpose:

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, business owners, residents, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

This Neighborhood Involvement Report is being submitted as part of the rezoning request under case number 536-PA-2013. The requested zoning change from C-4 to C-3 requires review by the Planning Commission and City Council and neighborhood involvement is a required component of this process.

Outreach Efforts:

January 10, 2014: Neighborhood Notification Mailing sent to Property Owners within 750' with Open House date, time and location.

January 13, 2014: Project Under Consideration Sign posted on site with Open House date, time and location.

January 23, 2014: Neighborhood Open House Meeting to be held at Harley Davidson of Scottsdale, 15600 N. Hayden from 5-6pm.

No correspondence has been received at the time of drafting this report. An updated report will be submitted to the City after the Open House meeting occurs.

YAM Management, LLC
15475 N 84th Street
Scottsdale, AZ 85260

January 10, 2014

Re: *Rezoning from C-4 to C-3*
15600 N. Hayden & 15750 N. Northsight

Dear Property Owner:

The purpose of this letter is to inform you of our request to rezone the subject parcels from General Commercial (C-4) to Highway Commercial (C-3) on a 5+/- acre site located at 15600 N. Hayden Road & 15750 N. Northsight Boulevard. See attached context map. This 5+/- gross acre site is located directly northeast of the existing GOAZ Motorcycles facility on Hayden Road. The property is currently occupied by the Harley Davidson of Scottsdale dealership, which will be relocated to the northeast by separate application to the City of Scottsdale (58-DR-2013).

The proposal includes two retail buildings totaling 22,000 s.f. with surface parking and a 44,500 s.f. office building, replacing the current buildings on the parcels. The new office building will be serviced by a below grade parking structure. Rezoning of the property from C-4 to C-3 will allow for more flexibility, broadening the type of office and retail commercial uses permitted on site, further strengthening Scottsdale Airpark's regional appeal.

You are invited to a neighborhood open house meeting regarding this proposal at the existing Harley Davidson of Scottsdale dealership located at 15600 N. Hayden on Thursday, January 23rd from 5-6pm. If you have any questions please feel free to call Scott Prulhiere at 480-696-4803. You may also contact our City Planner, Bryan Cluff at 480-312-2258 regarding our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne O'Moore', with a long horizontal flourish extending to the right.

Anne O'Moore



SITE CONTEXT PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
0' 100' 200'



K/G ARCHITECTS 701 S. GARDEN RD. SCOTTSDALE, ARIZONA 85260 PHOENIX, AZ 85001 TEL: (480) 344-1111		DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____ PROJECT NO: _____ DATE: _____																
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NO.	DATE	DESCRIPTION																

HAYDEN NORTHSIGHT REZONING
15600 N. HAYDEN RD & 15750 N. NORTHSIGHT BLVD
SCOTTSDALE, AZ 85260





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 536-PA-2013

Project Name: Harley Davidson

Location: 15600 N. Hayden Rd.

Site Posting Date: 1/13/14

Applicant Name: Berry Riddell & Rosensteel, LLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

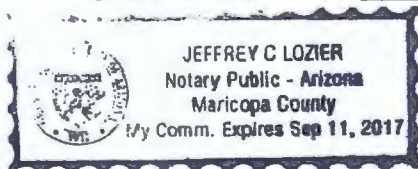
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

1.13.14
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13 day of Jan 2014



[Signature]
Notary Public
My commission expires: 9/11/2017

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: January 23, 2014

Time: 5:00 - 6:00 P.M.

Location: 15600 N. Hayden Road
Harley Davidson of Scottsdale, Scottsdale, AZ

Site Address: 15600 N. Hayden Rd. & 15750 N. Northsite Blvd.

Project Overview: Hayden/Northsight Rezoning

- Description of Request: Rezoning from C-4 (General Commercial) to C-3 (Highway Commercial) to allow for office/retail development.
- Site Acreage: 5 acres +/-
- Site Zoning: C-4 (General Commercial)

Applicant Contact:

Berry Riddle & Rosensteel LLC/
Michele Hammond 480-385-2753
mh@brrlawaz.com

City Contact:

Bryan Cluff 480-312-2258
bcluff@scottsdaleaz.gov

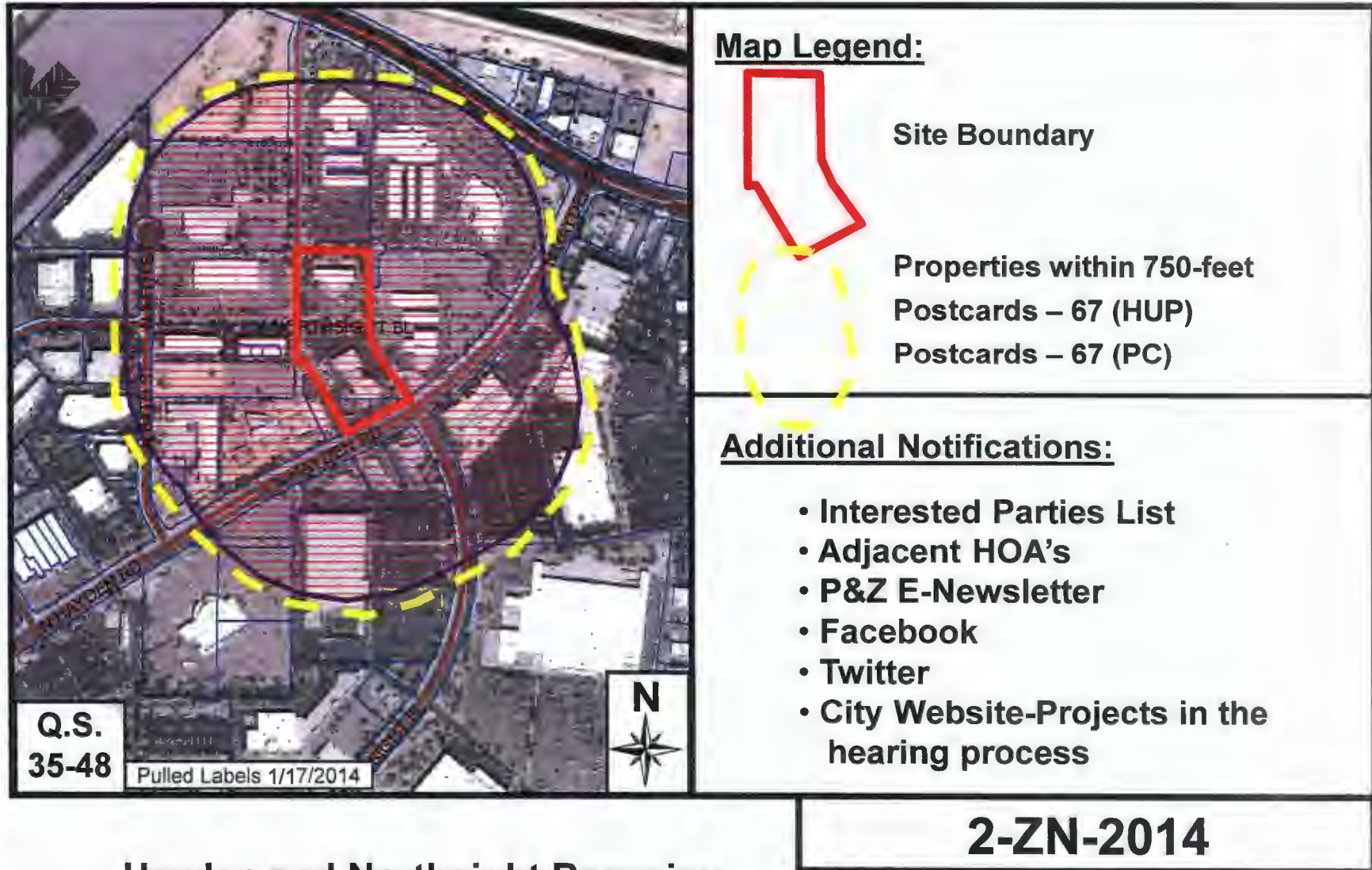
Pre-Application #: 536-PA-2013 Available at City of Scottsdale: 480-312-7000

After submittal, project information is available at:
www.scottsdaleaz.gov/projects/ProjectsInProgress

Posting Date:
1/13/14

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal.

City Notifications – Mailing List Selection Map



Hayden and Northsight Rezoning



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MAY 28, 2014

SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Michael Edwards, Commissioner
Matt Cody, Commissioner
Erik Filsinger, Commissioner
Jay Petkunas, Commissioner

ABSENT: Ed Grant, Vice-Chair
David Brantner, Commissioner

STAFF: Tim Curtis
Joe Padilla
Brad Carr
Bryan Cluff
Greg Bloemberg

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:03 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of May 14, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER CODY MOVED TO APPROVE THE MAY 14, 2014 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

EXPEDITED AGENDA

2. 7-ZN-2014 (Via de Ventura Apartments)
3. 2-ZN-2014 (Hayden and Northsight Rezoning)
4. 2-UP-2014 (RSVP; aka Mixx Bar Use Permit)

5. 3-UP-2014 (RSVP; aka Mixx Bar Live Entertainment Permit)

ITEM NO'S. 4 & 5 MOVED TO REGULAR; RECOMMENDED CITY COUNCIL APPROVE CASE 2-UP-2014 AND 3-UP-2014, BY A VOTE OF FOUR (4) TO ONE (1); MOTION BY COMMISSIONER FILSINGER, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER EDWARDS, WITH CHAIR D'ANDREA DISSENTING.

6. 42-UP-2011#2 (Boondocks Patio & Grill)

ITEM NO'S 2, 3 & 6; RECOMMENDED CITY COUNCIL APPROVE CASES 7-ZN-2014, 2-ZN-2014 & 42-UP-2011#2; BY A VOTE OF FIVE (5) TO ZERO (0); MOTION BY COMMISSIONER CODY, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED ZONING DISTRICT MAP AMENDMENTS AND THE DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, SECONDED BY COMMISSIONER PETKUNAS.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:45 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp